

Chapter 17.30

R3 HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONE

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17.30.010 Purpose.

The purpose of the R3 High Density Multiple-Family Residential zone is to implement the General Plan Urban High Density land use designation. The primary purposes are to provide lands where greater density to accommodate housing sites for Very Low and Low income households as required by the Housing Element. Suitable lands shall contain public sewer service, a public water supply, dry utilities, and have frontage on an improved City street with adequate capacity. To the extent possible, selected sites should be within walking distance of schools, shopping, park facilities and located on or in close proximity to a public transit route. Having access to such city services and facilities will minimize development costs, rental rates and daily living expenses.

17.30.020 Principal permitted uses

Multiple-family dwellings in one detached building or groups of attached dwellings meeting the density standards in Section 17.30.070.

17.30.030 Accessory uses

The following accessory uses are permitted:

- A. One announcement or nameplate, not over two square feet in area if attached flat against the building.
- B. Free standing monument signs with a maximum size of 24 square feet are permitted if incorporated into the landscaping.
- C. Other accessory uses and accessory buildings customarily appurtenant to a permitted use including, but not limited to recreational buildings or facilities, laundry areas, gathering places, swimming pools another outdoor recreational facilities. All such accessory uses are subject to the requirements of Section 17.80.010 of this title. (Ord. 87-2 § 4.04-03, 1987)

17.30.040 Conditional uses

The following conditional uses are allowed:

- A. Any multiple family residential development application that is less intense than the maximum stated density in Section 17.30.07

17.30.050 Height regulations

The maximum building height in the R3 zone is 40 feet or three stories whichever is less, on a site

17.30.060 Lot width and yard requirements

The following minimum requirements shall be observed unless the Planning Commission alters the requirements pursuant to a planned unit development:

- A Lot width, seventy-five feet
- B. Side yards, five feet to the eave overhang with an additional five feet for each story;
- C. Front yards, ten feet to the building façade, five feet for a front porch or non-living area entryway structure ;
- D. Rear yards, twenty-five feet.

17.30.070 Density standards

- A. The maximum density shall be established at fifteen (15) units per acre or one unit per 2,900 square feet of land area.
- B. The minimum lot size for a newly created lot shall be .5 acres or 21,780 square feet.

17.30.080 Permit requirements

A permitted high density multiple family residential development project meeting the density standards contained in 17.30.070 and the unit size mix contained in Section 17.30.090.A shall be subject to the submittal of a site plan application in accordance with Section 17.88.010, to be reviewed as a ministerial permit by the City Planner, without a public hearing. The City Planner shall approve the site plan application upon a determination that all requirements of this Section as well as applicable City Municipal Code development standards have been met and all adopted health and safety standards administered by other city departments and agencies are satisfied. The site plan submittal shall be based on filing requirements established by the City Planner and will include the payment of applicable processing fees. Following site plan review and approval by the City Planner, the Planning Commission, serving as the Architectural Review Committee, shall review the building architecture design (Section 17.30.090.G, H and special site specific architectural features contained in Section 17.30.100), landscaping (Section 17.30.090.D) and lighting (Section 17.30.090.E) of the project.

17.30.090 Other required conditions

Development in the R3 district shall comply with the following provisions:

A. Unit size and mixture.

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| • Studio and/or one bedroom | 20 to 30 percent |
| • Two bedrooms | 40 to 60 percent |
| • Three or more bedrooms | 10 to 30 percent |

B. Maximum building and impervious surface coverage

80 percent

C. Parking standards.

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|---|-------------------------|
| • Studio, one-bedroom and two bedroom units | one space per bedroom |
| • Three or more bedroom units | two spaces per unit |
| • Guest parking | one space per two units |
| • Bicycle space | one per two units |

1. General parking standards shall conform to Section 17.80.030 A-F. Parking design and construction standards shall meet the requirements in Section 17.80.040

2. Special parking standards

- One motorcycle parking space (3' x 6') may substitute for one required automobile space for each 25 spaces, provided that said substitution would not apply to disabled parking spaces.

- D. Landscaping shall meet the standards provided in Sections 17.80.060 and 070 and is subject

shall be submitted for review and approval to the City Planner as part of the site plan application. The Planning Commission serving as the Architectural Review Committee shall approve the landscape plan following the City Planner's review and recommendation.

- E. Lighting standards. See Section 17.80.200. The lighting plan is subject to review by the Architectural Review Committee.
- F. Building envelopes/constraints. As sites are zoned R3, special development standards in the form of building envelopes can be established for setbacks, tree protection, environmental sensitive lands, bufferyards (Section 17.80.080), steep slopes (Section 17.80.110), stream zones (Section 17.80.120) and other site development features at the time a site is zoned. Those unique site development standards shall be identified in Section 17.30.100 and shall be adhered to in the ministerial site plan application review process.
- G. Architectural site precedents. Basic architectural themes shall be identified as part of the unique development standards contained in Section 17.30.100 and shall be adhered to in the ministerial site plan application review process.
- H. Site development features. The following site layout and development features should be adhered to:
1. Parking shall be provided behind buildings, in the rear of the site or accessed from alleys or screened from view of the public street.
 2. Parking may back out onto a dead end public street.
 3. Parking lots shall be broken into pods of not more than 16 spaces, where practical
 4. Front setback hardscape in the form of walkways, driveways or other hardcover pavement shall not exceed 25 percent
 5. Buildings shall be randomly positioned to avoid instances where living spaces of one structure face another one
 6. Buildings should be oriented to form interior courtyards and commons spaces
- I. Architectural features. Building architecture shall respect the Mother Lode style common in Nevada City as referenced in Section 17.88.040 C. Where such style is not represented in the immediate neighborhood or setting, the architecture shall reflect the character of the neighborhood through the incorporation of key elements such as roof pitch, window types and style, siding orientation, trim elements, similar color palate, etc. The following architectural features should be adhered to for buildings fronting the street:
1. Separation, changes in plane and height through building articulation elements including, but are not limited to
 - Balconies
 - Porches
 - Steep pitched roofs between 6:12 and 12:12
 - Overhanging roofs with gabled ends
 - Building entries with covered porches
 - Multi-pane, vertical bay windows
 - Horizontal painted siding
 - Dormers
 - Secondary hipped or gabled roofs (mansards are prohibited)
 - Change in wall plane (pop outs, projections, etc.) that exceed 24 feet in length
 - Split level building heights except for row houses fronting the street
 2. Units fronting the street shall be clustered in no more than 4 units on the ground floor.
- J. Other Standards
1. Meet the construction air quality best management practices of the Northern Sierra Air

2. Add the following statement to all ministerial site plan approvals in the R3 zone to ensure that human remains are not inadvertently disturbed through site development activities. :

“The project applicant for any R3 zoned property shall include a note on all grading/improvement plans advising contractors and construction personnel involved in any form of ground disturbance of the possibility of encountering subsurface human remains. If such resources are encountered or suspected, work shall be halted immediately and the construction contractor shall contact the Planning Department. If bones are encountered and appear to be human, the Nevada County Coroner and the Native American Heritage Commission shall be contacted. If the resources encountered are Native American in origin, Native American tribes and individuals recognized by the County shall be notified and consulted about any plans for treatment.

17.30.100 Site development standards applicable to individual properties

The following specific site development standards apply to parcels zoned R3. Such standards shall be adhered to as part of the ministerial site plan application submitted for a review and approval to the City Planner as required by Section 17.30.80. Site constraint maps with required building envelopes and other site development standards are included below for each parcel/site. Such standards for any future R3 zoned parcel shall be included in the adopting ordinance.

- A. Site 1: (address and APN):
- B. Site 2: (address and APN):
- C. Site 3: (address and APN):